



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM Vallejo City Hall

555 Santa Clara Street, Vallejo, California

FEBRUARY 22, 2024

L. Alexander Matias,
Chair
Dr. Carey Hawkins Ash,
Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Kevin Tennyson

NOTICE: Members of the public will be able to participate in-person or remotely via Zoom.

City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar:
 - o <https://ZoomRegular.Cityofvallejo.net> (Council Chambers)
 - o <https://zoom.us/my/vallejoecoc> (JFK Library - Vallejo Room)

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Code Enforcement Appeals Board (Board) without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM:

- If in **COUNCIL CHAMBERS** (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone.
- If in **JFK LIBRARY – VALLEJO ROOM** (<https://zoom.us/my/vallejoecoc>), password 131313 or by phone: Dial (669) 900-6833. Enter Meeting ID: 851 502 7190#. Press * 9 to digitally raise your hand from the phone.

For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

Those wishing to address the Board on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Board to resolve may come forward in person to the podium or virtually during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Board: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Board will be available for public inspection at the Code Enforcement/Community Services Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the Board. Such documents may also be available on the City of Vallejo website subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 553-7290, TDD (707) 649-3562.

Appeal Rights: The applicant or any party adversely affected by the decision of the Code Enforcement Appeals Board may, within ten days after the rendition of the decision of the Board, appeal the decision by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Code Enforcement Appeals Board. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

AGENDA

City of Vallejo Code Enforcement Appeals Board

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADMINISTRATION OF OATH – Fred Cavalli, Jr.**
- 4. ROLL CALL**
- 5. CONSENT CALENDAR AND APPROVAL OF AGENDA**

Upon motion of any Board member, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Board member objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

A. APPROVAL OF THE AGENDA: *After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Board shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.*

B. APPROVAL OF MINUTES: October 26, 2023 – Regular Meeting

C. OTHER CONSENT ITEMS – None

6. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

7. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM: <https://zoomregular.cityofvallejo.net> Option to join by phone, dial: (669) 900-6833, enter Meeting ID 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak during public comment, please visit www.cityofvallejo.net/publiccomment. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three (3) minutes pursuant to Vallejo Municipal Code Section 2.02.300. In person speakers will be recognized first.*

8. PRESENTATIONS: City Council Policy – Boards, Commissions and Committees Budget and Expenditures

9. OLD BUSINESS: None

10. NEW BUSINESS:

- A. Code Enforcement Appeals Hearing (J. Walker)
Hearing on Notice of Violation for Case #CE23-1039
412 Shasta Street, APN 0057086170 – Staff**

Recommendation: Uphold the Notice of Violation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.54.030 D and S within 30 days from the date of this hearing.

Contact: Dong Yoo, Code Enforcement Manager
707-648-4389 dong.yoo@cityofvallejo.net

- B. Code Enforcement Appeals Hearing (Pearsall Trust)
Hearing on Notice of Violation for Case #CE23-0842
200 Coghlan Street, APN 0051173170 – Staff**

Recommendation: Uphold the Notice of Violation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.64.010 and 8.24.010 R within 30 days from the date of this hearing.

Contact: Dong Yoo, Code Enforcement Manager

AGENDA**City of Vallejo Code Enforcement Appeals Board**707-648-4389 dong.yoo@cityofvallejo.net

**C. Code Enforcement Appeals Hearing (Pearsall Trust)
Hearing on Notice of Violation for Case #VA23-0116
200 Coghlan Street, APN 0051173170 – Staff**

Recommendation: Uphold the Notice of Violation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.64.0 within 30 days from the date of this hearing.

Contact: Dong Yoo, Code Enforcement Manager
707-648-4389 dong.yoo@cityofvallejo.net

11. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

12. DISCUSSION OF POSSIBLE FORMATION OF SUBCOMMITTEE FOR BUDGET AND WORKPLAN**13. REGULAR REPORTS****A. SECRETARY'S REPORT**

The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

I. Code Enforcement Division Statistics - Year-to-Date Figures for Calendar Year 2023:

Cases	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	JAN 2024
Opened	119	138	135	139	114	151	129	183	164	257	239	251	2,019	275
Closed	110	106	108	80	100	91	99	161	157	266	217	201	1,696	248

II. Status of Recruitment Process

III. Status of 4-LEAF Report to City Council

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD

The Presiding Officer and any Board member may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES**14. FUTURE AGENDA ITEMS**

A. Next Regular Meeting: March 28, 2024

15. ADJOURNMENT

I, Dong Yoo, Staff, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Code Enforcement Appeals Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, February 15, 2024.

Dated: Thursday, February 15, 2024



**CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES**

Thursday, October 26, 2023
6:00 p.m.

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

L. Alexander Matias,
Chair
Dr. Carey Hawkins Ash,
Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Wanda Madeiros
Edward Taylor
Kevin Tennyson

1. CALL TO ORDER

The meeting was called to order at 6:16 p.m. by Chair Matias

2. PLEDGE OF ALLEGIANCE – led by Chair Matias

3. ROLL CALL:

Present: Chairperson L. Alexander Matias
Vice-Chairperson Dr. Carey Hawkins Ash (late 6:20 pm)
Board Members: Fred Cavalli, Jr., Wanda Madeiros, Kevin Tennyson
Absent: Loretta Gaddies (unexcused)
Edward Taylor (excused)
Staff: Acting Planning & Development Services Director Margaret Kavanaugh-Lynch,
Assistant City Attorney Laura Zagaroli, Code Enforcement Manager Dong Yoo,
Code Enforcement Officer Nicole Riggins, IT Media Specialist Manny Angel.

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA AND MINUTES: Board Member Tennyson motioned to approve the October 26, 2023 CEAB Regular Meeting Agenda; seconded by Board Member Cavalli, and the motion was carried unanimously. Board Member Tennyson motioned to approve the previous August 3, 2023 Special Meeting Minutes; seconded by Board Member Cavalli; and the motion carried unanimously, with Vice Chair Ash abstaining.

B. OTHER CONSENT ITEMS – None

5. REPORT OF THE CITY COUNCIL LIASION

Councilmember Matulac did not have anything to report but provided the Board with words of encouragement and support from City Council and the community.

6. COMMUNITY FORUM – No Speakers.

7. PRESENTATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

**A. Code Enforcement Appeals Hearing (R. McCabe)
Hearing on First Administrative Citation for Case #CE23-0017
588 Laurel Street, APN 0071192280 - Staff**

Recommendation: Uphold the First Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.54.030 J and S within 30 days from the date of this hearing.

Action: Owner Susan Savinski was represented by her tenant, Roland McCabe, Appellant. Appellant McCabe testified as to lack of notice, which staff was unable to rebut with documentary evidence, Board Member Tennyson motioned to waive all fines related with this case. The motion

MINUTES

City of Vallejo Code Enforcement Appeals Board

was seconded by Vice Chair Ash and was carried unanimously.

Contact: Dong Yoo, Code Enforcement Manager, 707-648-4389 dong.yoo@cityofvallejo.net

**B. Code Enforcement Appeals Hearing (R. McCabe)
Hearing on First Administrative Citation for Case #ZV23-0001
588 Laurel Street, APN 0071192280 - Staff**

Recommendation: Uphold the Second Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.96.020 within 30 days from the date of this hearing.

Action: Owner Susan Savinski was represented by her tenant, Roland McCabe, Appellant. Appellant McCabe presented postal documentation supporting lack of adequate notice. Board Member Tennyson motioned to waive all fines related with this case. The motion was seconded by Board Member Madeiros and was carried unanimously.

Contact: Dong Yoo, Code Enforcement Manager, 707-648-4389 dong.yoo@cityofvallejo.net

10. WRITTEN COMMUNICATIONS None

11. REGULAR REPORTS

A. SECRETARY'S REPORT

- I. The Secretary reported that for the month of **July 2023**, Code Enforcement opened **151** cases and closed (resolved) **99** cases. For the month of **August 2023**, Code Enforcement opened **183** cases and closed (resolved) **161** cases. For the month of **September 2023**, Code Enforcement opened **164** cases and closed (resolved) **157** cases.
- II. Status of Recruitment Process: A new Code Enforcement Officer and Secretary have been hired. Board Secretary Dong Yoo has been promoted from Senior Code Enforcement Officer to Code Enforcement Manager. Recruitment will begin for the Senior Code Enforcement Officer position as well as for more Code Enforcement Officers.

B. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD The Board is requesting to view 4LEAF's report before it is presented to City Council. Vice Chair Ash made a motion that staff schedule a Special Meeting of the Board to receive and deliberate said report, seconded by Board Member Madeiros and was carried unanimously.

12. REPORT OF THE SUBCOMMITTEES None

13. FUTURE AGENDA ITEMS:

- A. No Regular Meetings in November or December 2023.
- B. January 25, 2024 - Code Enforcement Appeals Board Regular Meeting scheduled for 6:00 p.m. located at Vallejo City Hall Council Chambers, 555 Santa Clara Street, Vallejo.

14. ADJOURNMENT

Chair Matias adjourned the meeting at 8:03 p.m.

Chairperson Signature (Sign after unanimous vote)

RESOLUTION NO. 24-006 N.C.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO ADOPTING
A CITY COUNCIL BUDGET AND EXPENDITURE POLICY TO GOVERN CITY OF
VALLEJO BOARDS, COMMISSIONS AND COMMITTEES**

WHEREAS, the Charter of the City of Vallejo provides that the City Council may create by ordinance boards and commissions; and

WHEREAS, these boards and commissions may serve as advisory, policy, appellate and/or rule making; and

WHEREAS, the enabling ordinance for each board and commission is codified in the Vallejo Municipal Code, Title 2; and

WHEREAS, the procedure for establishing Board and Commission budgets has not been reduced to writing and has not been uniform from across all Boards and Commissions, thereby creating issues with budget planning; and

WHEREAS, establishing a City Council boards, commissions and committees' budget and expenditure policy establishes a set of regulations for annual budget requests and expenditures for the City of Vallejo Boards, Commissions and Committees.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby adopts the Boards, Commissions and Committees Budget and Expenditure Policy attached hereto as **Exhibit A**.

Adopted by the City Council of the City of Vallejo at a regular meeting held on January 9, 2024, with the following vote:

AYES: Mayor McConnell, Vice Mayor Loera-Diaz, Councilmembers Arriola, Bregenzer, Matulac, Palmares and Verder-Aliga
NOES: None
ABSENT: None
ABSTAIN: None

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON, CITY CLERK

ATTEST:



City Council Policy – Boards, Commissions, and Committees Budget and Expenditures

1 PURPOSE

The purpose of this policy is to establish a standard set of regulations for annual budget requests and expenditures of the City of Vallejo Boards, Commissions and Committees. This policy is intended to add guidance related to funding and support the Vallejo Municipal Code (VMC) Chapter 2.26 outlined in the General Regulations for Boards, Commissions and Committee.

The purpose of the Boards, Commissions and Committees

1.1 Objectives

1. Establish a set timeline and procedure for budget requests by Boards, Commissions and Committees
2. Establish a standard set of eligible expenditures
3. Establish a standard set of ineligible expenditures



City Council Policy – Boards, Commissions, and Committees Budget and Expenditures

2 POLICY

2.1 GENERAL GUIDELINES

- All budget requests must be made during the normal budget request preparation process, through the City of Vallejo staff person assigned as the secretary to the Board, Commission or Committee or other designated staff person, no later than the first week of March each calendar year. Budget requests of \$1,000 or more shall tie back to the Board, Commission, or Committee's powers pursuant to the municipal code or their approved workplan. Requests shall be considered by the Council during their normal budget process. The budget process includes the following four steps:

- Administrative preparation,
- Legislative approval,
- Financial implementation,
- Annual year-end accounting and financial reporting, which is usually performed by an independent outside auditor.

B. The City Council shall have the final authority for establishing a budget for each of its boards, commissions, and committees.

C. The City Council shall have the final authority to approve expenditures of its boards, commissions, and committees.

D. All expenditures need to be approved through established processes in the City of Vallejo [Purchasing Manual, and in accordance with this Policy](#).

E. All contracts and associated payments will be processed and records maintained by the City of Vallejo staff person assigned as the secretary of the Board, Commission or Committee or other designated staff person.

All invoices shall be processed for payment by the City Staff person assigned to the Board, Commission or Committee and approved by their department head.

2.2 ELIGIBLE EXPENDITURES

Budgets established for Boards, Commissions and Committees for the City of Vallejo shall be used to move forward the workplans of the associated groups. The below list outlines eligible expenditure activities:

- A. Surveys associated with projects associated with the Board, Commission, or Committee's workplan;
- B. Marketing Materials; including, but not limited to flyers and pamphlets;
- C. Conference dues for professional development;
- D. Travel reimbursement;
- E. Publication subscriptions;



City Council Policy – Boards, Commissions, and Committees Budget and Expenditures

- F. Outreach events and fees;
- G. Name Badges or tags;
- H. Stipends that are established through the Vallejo Municipal Code;
- I. For the Sister City Commission:
 - a. Visiting dignitary gifts not exceeding \$1,500 per delegation, with a not to exceed amount of \$150 average per dignitary
 - b. Visiting dignitary meals reimbursement for up to 2 meals per dignitary per day will be based upon the City of Vallejo's established meal per diem rate at the time of the visit.

2.3 INELIGIBLE EXPENDITURES

Budgets established for Boards, Commissions and Committees for the City of Vallejo shall be used to move the workplans of the associated groups. The below list outlines ineligible expenditure activities:

- A. Business Cards; with the exception of the Planning Commission
- B. Social Media Adds
- C. Interns
- D. Staff that reports to the Board, Commission or Committee
- E. Consultants that report to the Board, Commission or Committee
- F. Furniture or equipment



Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4469

**STAFF REPORT
CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD**

ITEM NO. 10 A

DATE OF HEARING: February 22, 2024
CASE NUMBER: CE23-1039
LOCATION: 412 SHASTA STREET / APN: 0057-086-170
**APPELLANT/
PROPERTY OWNER:** Janet M. Walker
PREPARED BY: Sophia Valenti, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF
NOTICE OF VIOLATION #CE23-1039

Violation(s):

Vallejo Municipal Code § 7.54.030

“It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

D. building exteriors, walls, roofs, fences, accessory structures, driveways, sidewalks, walkways or alleys that are maintained in a condition of deterioration or disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property;

S. Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance.”

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the Notice of Violation and direct continued enforcement until the appellant complies with Vallejo Municipal Code (VMC) sections 7.54.030 D, and S.

BACKGROUND

Code Enforcement Officer Sophia Valenti opened this case on September 26, 2023. Photographs were taken on September 26, 2023 by Code Officer Valenti from the public right-of-way which documented tarps on the property covering a structure in the backyard and maintenance of the property as to constitute a public nuisance, which are violations of VMC sections 7.54.030 D and S.

On September 26, 2023, Code Officer Valenti verified property ownership on RealQuest and sent a Warning Letter by regular and certified U.S. mail to the property owner which stated that during an inspection on September 26, 2023, violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Warning Notice detailed that tarps were present and covering a portion of the property (VMC § 7.54.030.D) and the property was being maintained in a blighted condition, constituting a public nuisance (VMC § 7.54.030.S). The Warning Notice provided a deadline for the property owner to remediate the violations by November 6, 2023.

On November 7, 2023, after the deadline given in the Warning Notice had passed, Code Officer Valenti re-inspected the property and documented that no progress had been made. She verified property ownership on RealQuest and issued a Notice of Violation by regular and certified U.S. mail on November 7, 2023 to the property owner.

On November 8, 2023, Code Officer Valenti went to the property and posted the Notice of Violation. The same day, on November 8, 2023, Ms. Walker came to City Hall to inquire about the Notice of Violation as she did not agree with it. Code Officer Valenti provided Ms. Walker with the procedures for filing an appeal, along with a request for the waiver of the appeal fee. Code Officer Valenti also agreed to do a site visit with Ms. Walker to see the structure underneath the tarps. During the site visit Officer Valenti was shown the backyard of the property just to view the tarped structure. The tarps were covering a shell frame of a carport that was missing the original canopy cover. Code Officer Valenti suggested a possible solution and advised Ms. Walker that she would speak with Code Enforcement Manager Yoo when he returned from vacation about possible solutions to her case.

On November 14, 2023, Code Officer Valenti called Ms. Walker to go over her options for compliance and explained that the structure could be removed completely and then the tarps could be used to cover the items in the yard. Another option would be to apply for planning and/or building permits to get the structure approved and get a proper cover. Code Officer Valenti also advised Ms. Walker that whether or not she moved forward with the appeal, it would benefit her case to show progress towards compliance.

The appeal request and fee waiver were submitted and approved by Code Manager Yoo on December 5, 2023. A Regular Hearing Notice was sent on December 11, 2023 by regular and certified U.S. mail to the property owner.

It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the Notice of Violation and related fines and direct that the owner bring the property into compliance within 30 days from this hearing to avoid further enforcement action.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
9/26/2023	Initial Inspection (Warning Notice issued 9/26/2023)	Sophia Valenti
11/07/2023	Re-inspection (Notice of Violation issued 11/7/2023)	Sophia Valenti
11/8/2023	NOV Posted	Sophia Valenti
11/8/2023	Site Visit with Appellant to view structure	Sophia Valenti

ATTACHMENTS

1. Initial Inspection photos dated 9/26/2023
2. RealQuest Report dated 9/26/2023
3. Warning Notice issued 9/26/2023
4. RealQuest Report dated 11/7/2023
5. Re-inspection photos dated 11/7/2023
6. Notice of Violation issued 11/7/2023
7. Notice of Violation Posting dated 11/8/2023
8. Site Visit photos dated 11/8/2023
9. Appeal Hearing Application dated 11/22/2023
10. Hearing Notice dated 12/11/2023
11. Rescheduled Hearing Notice dated 1/25/2024

ATTACHMENT 1



ATTACHMENT 2

Property Detail Report

For Property Located At :
406 SHASTA ST, VALLEJO, CA 94590-4724



Owner Information

Owner Name: **WALKER JANET M**
Mailing Address: **406-412 SHASTA ST, VALLEJO CA 94590-4724 C031**
Vesting Codes: **//**

Location Information

Legal Description: **VALLEJO CENTRAL HOMESTEAD BLOCK 456 LOT 1**
County: **SOLANO, CA** APN: **0057-086-170**
Census Tract / Block: **2512.00 / 1** Alternate APN:
Township-Range-Sect: Subdivision: **VALLEJO CENTRAL HOMESTEAD ASSN**
Legal Book/Page: Map Reference: **134-F2 /**
Legal Lot: **1** Tract #: **VALLEJO BASIC**
Legal Block: **456** School District: **VALLEJO BASIC**
Market Area: School District Name: **VALLEJO**
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: **10/21/2016 / 10/06/2016** 1st Mtg Amount/Type: **/**
Sale Price: **\$280,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **/**
Document #: **93002** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$370.86**
New Construction: Multi/Split Sale:
Title Company: **FIDELITY TITLE**
Lender:
Seller Name: **BRUCE THOMAS & LOIS D**

Prior Sale Information

Prior Rec/Sale Date: **03/19/2009 / 02/24/2009** Prior Lender:
Prior Sale Price: **\$90,000** Prior 1st Mtg Amt/Type: **/**
Prior Doc Number: **20198** Prior 1st Mtg Rate/Type: **/**
Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 755	Parking Type: GARAGE	Construction:
Living Area: 755	Garage Area: 492	Heat Type: NONE
Tot Adj Area:	Garage Capacity: 2	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 11	Basement Area:	Patio Type:
Bedrooms: 1	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1930 /	Roof Type:	Style:
Fireplace: Y /	Foundation:	Quality:
# of Stories: 1	Roof Material:	Condition:
Other Improvements:		

9/26/23, 2:38 PM

RealQuest.com ® - Report

Site Information					
Zoning:		Acres:	0.14	County Use:	IMPR MULTI-RESID (2100)
Lot Area:	6,098	Lot Width/Depth:	50 x 130	State Use:	
Land Use:	MULTI FAMILY DWELLING	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	
Tax Information					
Total Value:	\$312,340	Assessed Year:	2023	Property Tax:	\$5,187.58
Land Value:	\$72,506	Improved %:	77%	Tax Area:	007000
Improvement Value:	\$239,834	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$312,340				

ATTACHMENT 3



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

9/26/2023

WALKER JANET M
406-412 SHASTA ST
VALLEJO, CA 94590

WN / CE23-1039 / 412 SHASTA STREET / SOPHIA VALENTI

WARNING NOTICE

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-1039
PARCEL NO.: 0057086170
LOCATION: 412 SHASTA STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 9/26/2023** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)



Section 7.54.030 D. Prohibits building exteriors, walls, roofs, fences, accessory structures, driveways, sidewalks, walkways or alleys that are maintained in a condition of deterioration or disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property; **Repair all damaged and/or deteriorated exterior walls.**

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. **Correct above violations, monitor and maintain property free from blight and public safety issues.**

The purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 11/6/2023 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$409.51, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: \$283.26, 2nd Citation: \$566.52, 3rd and subsequent Citations: \$850.84 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$409.51 pursuant to Section 7.54.160 of the Vallejo Municipal Code.***

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net

ATTACHMENT 4

Property Detail Report

For Property Located At :
406 SHASTA ST, VALLEJO, CA 94590-4724



Owner Information

Owner Name: **WALKER JANET M**
Mailing Address: **406-412 SHASTA ST, VALLEJO CA 94590-4724 C031**
Vesting Codes: **//**

Location Information

Legal Description: **VALLEJO CENTRAL HOMESTEAD BLOCK 456 LOT 1**
County: **SOLANO, CA** APN: **0057-086-170**
Census Tract / Block: **2512.00 / 1** Alternate APN:
Township-Range-Sect: Subdivision: **VALLEJO CENTRAL HOMESTEAD ASSN**
Legal Book/Page: Map Reference: **134-F2 /**
Legal Lot: **1** Tract #: **134-F2 /**
Legal Block: **456** School District: **VALLEJO BASIC**
Market Area: School District Name: **VALLEJO BASIC**
Neighbor Code: Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: **10/21/2016 / 10/06/2016** 1st Mtg Amount/Type: **/**
Sale Price: **\$280,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **/**
Document #: **93002** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$370.86**
New Construction: Multi/Split Sale:
Title Company: **FIDELITY TITLE**
Lender:
Seller Name: **BRUCE THOMAS & LOIS D**

Prior Sale Information

Prior Rec/Sale Date: **03/19/2009 / 02/24/2009** Prior Lender:
Prior Sale Price: **\$90,000** Prior 1st Mtg Amt/Type: **/**
Prior Doc Number: **20198** Prior 1st Mtg Rate/Type: **/**
Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 755	Parking Type: GARAGE	Construction:
Living Area: 755	Garage Area: 492	Heat Type: NONE
Tot Adj Area:	Garage Capacity: 2	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 11	Basement Area:	Patio Type:
Bedrooms: 1	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1930 /	Roof Type:	Style:
Fireplace: Y /	Foundation:	Quality:
# of Stories: 1	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning:		Acres:	0.14	County Use:	IMPR MULTI-RESID (2100)
Lot Area:	6,098	Lot Width/Depth:	50 x 130	State Use:	
Land Use:	MULTI FAMILY DWELLING	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$312,340	Assessed Year:	2023	Property Tax:	\$5,187.58
Land Value:	\$72,506	Improved %:	77%	Tax Area:	007000
Improvement Value:	\$239,834	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$312,340				

ATTACHMENT 5











ATTACHMENT 6



11/7/2023

WALKER JANET M
406-412 SHASTA ST
VALLEJO, CA 94590

NOV / CE23-1039 / 412 SHASTA STREET / SOPHIA VALENTI

NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE23-1039
PARCEL NO.: 0057086170
LOCATION: 412 SHASTA STREET

You are hereby notified that a **reinspection was performed on 11/7/2023** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$409.51 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) **must be corrected by 12/16/2023 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)



Section 7.54.030 D. Prohibits building exteriors, walls, roofs, fences, accessory structures, driveways, sidewalks, walkways or alleys that are maintained in a condition of deterioration or disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property; **Repair all damaged and/or deteriorated exterior walls/roofs.**

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. **Correct above violations, monitor and maintain property free from blight and public safety issues.**

ADMINISTRATIVE CHARGE

A charge of \$409.51, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs

including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lienied against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at <https://vall-trk.aspgov.com/eTRAKIT/>: under the “Violations” section, click on “Pay Fees” and follow the instructions on the screen. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. Payment by mail should be made by personal check, cashier’s check or money order, payable to the City of Vallejo. Make sure to include the case number **CE23-1039** and account number **001-1503-310.36-13** on your check. *If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.*

If the Code Enforcement Division manager or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 12/16/2023, the following action(s) may be taken:

Administrative Citation: 1st Citation \$283.26, 2nd Citation \$566.52, 3rd and subsequent Citations \$850.84 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager or Designee (Manager/Designee) via the Code Enforcement Division within thirty (30) days of the effective date of the notice of violation together with a non-refundable appeal fee of \$509.23, as established by resolution by the City Council, or a request for an appeal fee waiver form.** Both forms are available online at <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567>, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.
2. Only after the completed appeal form has been submitted with the appeal fee or with an *approved* appeal fee waiver shall the Manager/Designee set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Manager/Designee received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Manager/Designee finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by certified mail of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.
5. Any documentation, other than the Notice of Violation, which the Manager/Designee has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division and submitted to the Manager/Designee within fifteen (15) days of the effective date of the notice of violation.
2. The Manager/Designee may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager/designee the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Manager/Designee shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Manager/Designee shall be final.
4. If the Manager/Designee determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Division does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name:

Certified item number 9407136105440609866355, addressed to WALKER JANET M was designated Delivered, Left with Individual at 12:26 PM on November 13, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

WALKER JANET M 406-412 SHASTA ST VALLEJO, CA 94590 Item ID: WN 412 SHASTA ST CE23 1039 SV

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 7

ATTACHMENT 8











ATTACHMENT 9



CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION



555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT

THIS FORM

CASE #: CE23-1039

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE

CITATION #

DATE OF NOTICE

- ☐ VEHICLE CITATION (VMC CHAPTER 7.64)
- ☒ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54) * 030 D
030 S
- ☐ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)
- ☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ OTHER: _____

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)

(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)

(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S):

JANET WALKER

VIOLATION ADDRESS:

412 Shasta St. Vallejo, CA 94590

CONTACT MAILING ADDRESS:

Same as above

CONTACT PHONE NUMBER(S)



- ☐ I HAVE SUBMITTED THE REQUIRED FEE.
(\$509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
- ☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
- ☒ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

REVIEWED BY
WHO

[Signature]
D. Yoo

REVIEWED
DATE

11/22/23
12/5/23

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

Owner

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

Don't understand why my structure is being sighted!?!? There are ~~125~~ ~~125~~ ~~125~~ I see so many of these exact structures on almost every home! ???

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

First, don't understand. Second, I can not afford to pay "penalty" let alone see for Appeal process !!! Not all is good repair!!!

4) **ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:**

I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

12/4/2023

DATE

JANET WALKER

PRINT NAME

Janet Walker

SIGNATURE

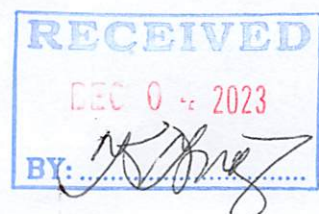
DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



Nov 16, 2023

City of Vallejo, Code Enforcement
505 Santa Clara Street
Vallejo, CA 94590

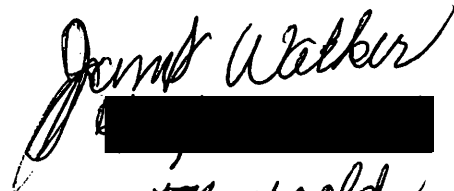


Re: Requesting Appeal Hearing
Case#CE23-1039

Just had a consult with a Legal Aid agent. She spent more than an hour explaining how this works and hearing my questions of WHY this citation was even issued. Also giving proof my inability to pay the now \$400+ penalty fee!!! After looking over the letters from Code Enforcement and hearing my concerns she said I had 2 opinions on how to address this situation. First, the issue of it not having a clear explanation of WHY the citation was issued, I am baffled!!! I've always kept it in good condition. In fact the day the citation was issued I was replacing the cover. The picture on the citation shows one section of the cover laying on the sidewalk and into the street. I thought that was why I got the citation and I had, of course, finished putting that up that day. I had gone into the yard to trim the branches that were in the way so it wouldn't fall over to the opposite side. When I came back out to finish I saw the wind had blown the tarp onto the sidewalk, street. The citation was mailed to 406 Shasta. My address is 412. My son lives at 406 and only empties his mailbox once a month so I did not even get the citation notice until mid October. He pays all of his bills online so does not worry about looking at his mail daily! The citation was dated Sept. 26th. I read the citation and thought the issue was the cover being on the sidewalk and into the street which was taken care of that day so did not do anything. Nov. 8th I leave the house and find a piece of paper on the street wet from the night dew. It was a second notice informing me a penalty of \$400+ had been levied! ??? I went to the Code Enforcement office immediately. I spoke with the person that issued the citation. She could not explain what the issue was by looking at the picture on the citation so asked that we go to my house. After being there a few minutes she said the issue was the material the cover was made of was tarp. This IS the material these structures come with!!! They are sold at almost every home improvement store. I've counted 5 of these structures just on my block, 20 homes, many not maintained and being used as carports totally visible from the street. The material she suggested was acceptable is the silky material that is on

the pop up party canopies which disintegrate within months!?! Next day I get a call, the issue this time is the height of the structure. I would need to remove the top portion. On Nov. 13 I got a second call. The issue now is that it needs to be permitted by the city or I will have to take it down completely!!! ????? Again, as I shared, almost every 5th house on my block has one of these structures on their property!!! The second option the Legal Aid person suggested was that after talking with me she was aware that I have some challenges. Unfortunately that is true. I was diagnosed in the late 1990's with counter bi polar disorder. Since childhood I have suffered from debilitating anxiety and depression which can result in major panic attacks at times making it impossible for me to function. Also, in the mid 1980's I was diagnosed with Meniere's Disease which I would not wish on my worst enemy! It has something to do with the inner ear. Diet and STRESS are the triggers. The doctor said there is no cure, I would have to "drive in the slow lane so you can get off the road quickly"!!! Without any warning I fall to the floor/ground in the fetal position. It happened 2x's when I was driving. I was able to pull off the road slumped at the wheel not able to move. The second time a man came to my window and I heard him say to the 911 dispatcher he thought I was dead, I was not moving!!! The vertigo is sooooo bad, it feels like I am on the ceiling spinning, I am eliminating from both ends! If a hair moves it gets worse. From the time I was diagnosed to Sept. of 2018 I had maybe 6 attacks which lasted 12 to 18 hrs.. In September 2018 it hit. I was taken to the emergency room. I lived on the bathroom floor for 4 days because it was easier to clean up. I lived on the bathroom floor 3 or 4 days, 2 to 3 days okay then on the floor again. I keep a bedroll in my bathroom!!! I am always lightheaded so I have to be mindful when I am walking. Grateful I have not had a severe attack since getting the citation but am always afraid it is going to happen. Very STRSSFUL!!! The reason I moved to Vallejo 3 yrs ago is the doctor said I should live with someone or at least be close enough that someone can be there to help me when it hits. Major life change!!! If the court is not able to reverse/drop the citation I am asking that I be given more time to get all the items that are being stored in this structure disposed of. Part of this challenge is that many of the items are things I am, unfortunately, very attached to. That is why I rented a truck, making many trips getting my things here. Thought I might be able to do several garage sales to find homes for them but am not feeling comfortable having strangers come onto my property. I am hearing so many negative things happening in my neighborhood. I love my neighbors but I have spent many days sorting through the boxes trying to get organized so I can set up for a

garage sale easily. Crazy making!!! Having to go through this situation has increased my anxiety and depression. I feel hopeless, powerless!!! This is embarrassing for me to share but I need you to understand!!! And because this whole situation makes absolutely no sense to me and Code Enforcements has changed what they are saying is why the citation was issued I keep asking why are they doing this to me!?! Why is MY storage structure a problem? Paranoia has not been one of my challenges!!! Neighbors have stopped when I am working in the yard telling me how much they appreciate my "giving them a lovely house, yard to see when driving by ". Makes me feel good and appreciated. The first time I was pulling the weeds on the street off my curb the street cleaner made a second trip later that afternoon saying, "I am so impressed to see someone actually doing this and knew I was not finished so came back a second time" Again, such a boost to my depression!!! Sincerely hope you will hear what I am asking and hopefully reverse the whole situation! I can see no reason for me to have to take down my storage structure or pay a penalty!!! If not please give me several months to sort through and dispose of the stuff that is being stored here!!! Sincerely appreciate the opportunity to have this consideration!!! Hoping you will let me keep the structure!!! Respectfully, Janet Walker


[REDACTED]
576 yr old

ATTACHMENT 10



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

December 11, 2023

JANET WALKER
412 SHASTA ST
VALLEJO, CA 94590

RHN / CE23-1039 / 406-412 SHASTA STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-1039
PARCEL NO.: 0057086170
LOCATION: 406-412 SHASTA STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION (CE23-1039)** on **THURSDAY, JANUARY 25, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **406-412 SHASTA STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name:

Certified item number 9407136105442871932981, addressed to JANET WALKER was designated Delivered, Left with Individual at 11:49 AM on December 15, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

JANET WALKER
412 SHASTA
Vallejo, CA 94590
Reference #: RHN 406 412 SHASTA CE23 1036 SV
Item ID: RHN 406 412 SHASTA CE23 1036 SV

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 11



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

January 25, 2024

JANET WALKER
412 SHASTA ST
VALLEJO, CA 94590

RHN / CE23-1039 / 406-412 SHASTA STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-1039
PARCEL NO.: 0057086170
LOCATION: 406-412 SHASTA STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION (CE23-1039)** on **THURSDAY, FEBRUARY 22, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **406-412 SHASTA STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,



Dong Yoo
Code Enforcement Manager



Proof of Acceptance (Electronic)

Date: 2/15/2024

Client Name:

Certified item number 9407136208551219086692, addressed to JANET WALKER

Accepted at USPS Origin Facility-January 27, 2024, 3:46 pm,
VALLEJO, CA 94590

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

JANET WALKER
412 SHASTA
Vallejo, CA 94590
Reference #: RHN CE23 1039 406 412 SHASTA ST SV
Item ID: RHN CE23 1039 406 412 SHASTA ST SV
Group Name: Code Enforcement Division

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Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4469

**STAFF REPORT
CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD**

ITEM NO. 10 B

DATE OF HEARING: February 22, 2024
CASE NUMBER: CE23-0842
LOCATION: 200 COGHLAN STREET / APN: 0051-173-170
**APPELLANT/
PROPERTY OWNER:** Pearsall Trust
PREPARED BY: Sophia Valenti, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF
NOTICE OF VIOLATION #CE23-0842

Violation(s):

Vallejo Municipal Code § 7.54.030

“It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

F. Used or damaged lumber, junk, trash, debris, automotive parts or tools, salvage materials and abandoned or unused furniture, stoves, sinks, toilets, cabinets or other household fixtures or equipment stored as to be visible at ground level from a public right-of-way or from adjoining properties, except nothing herein shall preclude the placement of stacked firewood (not to exceed one cord of such wood) for use on the premises. Tarps or other covers placed over the above-mentioned items shall not constitute compliance with this section;

K. Dead, decayed, diseased or hazardous trees, weeds and overgrown or uncultivated vegetation which is likely to harbor rats, vermin or constitute an unsightly appearance;

R. The leaving of any garbage can, recycling container or refuse container in a front or side yard area visible from a public right-of-way, except as permitted by Section 7.44.020 of this code

S. Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance.”

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the Notice of Violation and direct continued enforcement until the appellant complies with Vallejo Municipal Code sections 7.54.030 F, K, R and S.

BACKGROUND

Code Enforcement received a complaint of overgrown vegetation and debris on August 16, 2023. Senior Code Enforcement Officer Dong Yoo opened this case on August 22, 2023. Photographs were taken on August 22, 2023 by Senior Code Officer Yoo from the public right-of-way documenting the large amount of junk, appliance, debris, overgrown tress/shrubs on the property, which conditions violate sections 7.54.030 F, K, R and S of the Vallejo Municipal Code (VMC). (See **Attachment A.**)

On August 23, 2023, Senior Code Officer Yoo verified property ownership on RealQuest and sent a Warning Letter via regular and certified U.S. mail to the property owner and to the tenant by regular, U.S. mail. (See **Attachment B.**) The Warning Notice stated that trash, junk, plastic tarps, overgrown weeds, shrubs, trees and vegetations, garbage and recycling cans were present (violations of VMC § 7.54.030 F, K, R) and the property was being maintained in a blighted condition, constituting a public nuisance (a violation of VMC § 7.54.030 S). The Warning Notice provided a deadline of September 24, 2023 for the property owner to remediate the violations.

On August 29, 2023, Senior Code Officer Yoo received a phone message from the property owner stating she received the Warning Notice.

On October 3, 2023, after the deadline listed in the warning notice had passed, Senior Code Officer Yoo conducted a reinspection of the property and documented that there were still large amounts of junk, trash and debris on the property.

On October 10, 2023, Senior Code Officer Yoo reinspected the property and documented that the blighted conditions on the property remained the same and that no progress had been made. (See **Attachment C.**)

On October 11, 2023, Senior Code Officer Yoo verified property ownership on RealQuest (see **Attachment D**) and issued a Notice of Violation via regular and certified U.S. mail and to the tenant by regular, U.S. mail. (See **Attachment E.**) The Notice of Violation stated that the violations must be corrected by November 19, 2023.

On October 16, 2023, Code Manager Yoo received an email from the tenant stating he had donated a large amount of the lumber to someone, had rented a 300-foot storage space, and was now concentrating on removing the gourds. Code Manager Yoo advised him that he had until November 19, 2023 to complete the clean up to avoid further action.

On November 2, 2023, Code Officer Sophia Valenti posted a copy of the Notice of Violation on the mailbox of the property.

The appeal request form was received and an appeal fee waiver was granted by Code Manager Yoo on December 5, 2023. A Regular Hearing Notice was sent on December 5, 2023 via regular and certified U.S. mail to the property owner in care of the tenant at the 200 Coghlan Street address.

It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the Notice of Violation and direct that the owner bring the property into compliance within 30 days from this hearing to avoid additional fines and or further enforcement action.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
8/22/2023	Initial Inspection (Warning Notice issued 8/23/2023)	Dong Yoo
10/3/2023	Re-inspection	Dong Yoo
10/10/23	Re-inspection (Notice of Violation issued 10/11/2023)	Dong Yoo
11/2/2023	Notice of Violation Posted	Sophia Valenti

ATTACHMENTS

1. Complaint dated 8/16/2023
2. Initial Inspection photos dated 8/22/2023
3. RealQuest Report dated 8/23/2023
4. Warning Notice issued 8/23/2023
5. Email from Kemper Stone dated 9/21/2023
6. Email from Kemper Stone dated 9/22/2023
7. RealQuest Report dated 10/11/2023
8. Re-inspection photos dated 10/10/2023
9. Notice of Violation issued 10/11/2023
10. Notice of Violation Posting dated 11/2/2023
11. Appeal Hearing Application dated 11/13/2023
12. Hearing Notice mailed to the property owner and tenant 12/05/2023
13. Rescheduled Hearing Notice mailed to the property owner and tenant 1/25/2024

ATTACHMENT 1

Dong Yoo

From: Debra Wilson
Sent: Wednesday, August 16, 2023 1:14 PM
To: Dong Yoo
Subject: Phone Complaint

Hi Dong,

We received the following complaint. Could you please add this to your list of inspections? 200 Coghlan St – Overgrown vegetation and Debris ([REDACTED])

Thank you,

Debra Wilson
Interim Secretary
City of Vallejo | Planning & Development Services
Code Enforcement Division
(707) 645-2605 | debra.wilson@cityofvallejo.net

ATTACHMENT 2



















ATTACHMENT 3

Property Detail Report

For Property Located At :

200 COUGHLAN ST, VALLEJO, CA 94590-3721



CoreLogic

RealQuest Professional

Owner Information

Owner Name: PEARSALL TRUST
Mailing Address: 2423 MAGNOLIA ST, OAKLAND CA 94607-2458 C003
Vesting Codes: // PT

Location Information

Legal Description: VALLEJO HEIGHTS BLOCK 13 LOT 18
County: SOLANO, CA APN: 0051-173-170
Census Tract / Block: 2517.01 / 2 Alternate APN:
Township-Range-Sect: Subdivision: VALLEJO HEIGHTS
Legal Book/Page: Map Reference: 134-D1 /
Legal Lot: 18 Tract #: 13
Legal Block: 13 School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: 10/05/2022 / 09/29/2022 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 64018

Last Market Sale Information

Recording/Sale Date: 10/04/2022 / 09/28/2022 1st Mtg Amount/Type: /
Sale Price: \$420,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 63736 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$388.89
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE CO
Lender:
Seller Name: STOWE SYNTHIA

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type:

Property Characteristics

Gross Area:	1,080	Parking Type:	GARAGE	Construction:	
Living Area:	1,080	Garage Area:	288	Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 /	Roof Type:		Style:	
Fireplace:	Y /	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning: Acres: 0.19 County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 8,250 Lot Width/Depth: x State Use:
Land Use: SFR Res/Comm Units: / Water Type:
Site Influence: Sewer Type:

ATTACHMENT 4



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

8/23/2023

PEARSALL TRUST
2423 MAGNOLIA ST
OAKLAND, CA 94607-2458

WN / CE23-0842 / 200 COGHLAN STREET / DONG M. YOO

WARNING NOTICE

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-0842
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 8/22/2023** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk, plastic tarps, and debris on the entire property.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds, shrubs, trees, and vegetation on the property.

Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. Relocate all garbage and recycle containers out of public view.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

The purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 9/24/2023 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$409.51, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: \$283.26, 2nd Citation: \$566.52, 3rd and subsequent Citations: \$850.84 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$409.51 pursuant to Section 7.54.160 of the Vallejo Municipal Code.***

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



Dong M. Yoo

Senior Code Enforcement Officer

(707) 648-4389

Dong.yoo@cityofvallejo.net



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name:

Certified item number 9407136105440266873581, addressed to PEARSALL TRUST was designated Delivered, Front Desk/Reception/Mail Room at 2:34 PM on August 28, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

PEARSALL TRUST 2423 MAGNOLIA ST OAKLAND, CA 94607 Item ID: WN 200 COGHLAN ST CE23 0842 DY

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 5

Dong Yoo

From: kemper stone <[REDACTED]>
Sent: Thursday, September 21, 2023 12:38 PM
To: Dong Yoo
Subject: 200 Coghlan, Vallejo
Attachments: 200 Coghlan, September 21, 2023.jpg

This Message Is From an External Sender

This message came from outside your organization.

Here's an image of 200 Coghlan, taken earlier today. It's almost all of what can be seen from "the public way", and presumably covers whatever issues any neighbor complained about.

There's more to be done to be in total compliance with the notice, and I should be able to address the additional items that involve the front yard, with one exception.

I took the Ford Escape off the road because I could no longer afford to insure it, and that's the only responsible option. It didn't occur to me that any neighbor might complain about it, or that it'd be a Code Enforcement priority. Now that I travel on foot and by bus, I take various routes down to the bus stop on Sacramento, and have counted a total of truly "inoperative" vehicles, many actually parked on the street, several without plates, others that haven't been registered for several or many years, and a few that are glaringly inoperative, which missing wheels, windows, bumpers, etc.

I did install pavement as seen in the picture, but still can't afford to insure or drive it, even after my social security income arrives on the fifth. Spare keys to this car cost almost \$200, so I don't have one, and when all of my keys vanished last week, it prevented me from rolling it onto the pavement, although about a dozen of these pavers were under the car, covered by a half inch of dust. Cost of insurance AND new key make it impossible to make road legal and registered, but DMV agent encouraged me to do the non-op paperwork and pay those fees this week, before the current registration expires.

I hope the car is not longer and issue for you. If rearranging the pavers shown to get them under the car might matter, let me know, and I'll do it.

My advanced age and very limited stamina and mobility made it impossible to make much more progress on this mission. Sister Pauline owns this home, and gave an equally high priority to clearing her acreage behind 8 Missouri, which consumed some of my time and attention, but also occupied her truck for almost all of this past month. It's finally available for dump runs, and I've also booked a bulk pickup from Recology, and will continue to address remaining code items.

However, I'd prefer to have an extension on the compliance date, so Pauline will be spared the psychic trauma, and so I won't be liable for any fines, and get evicted.

I have major medical issues that have kept me at extreme risk while mitigating Code issues, and fear that I've already pushed me luck too far, and shouldn't continue to work so long and hard towards completion.

Missing keys may turn up, which might make resolution of SUV issues a possibility by Halloween, but my hope is that you'll consider the current situation OK.

Pauline is willing to meet with you when the time comes. I've hesitate to make contact with you despite her urging, because I hadn't made enough progress towards compliance to have anything of value to convey.

I believe that the attached shot covers everything that would have provoked a complaint, and although I expected to get all Code issues resolved by your deadline, it wasn't physically possible. Additional shots haven't successfully transferred from cell phone to mail account, but don't show much more than what's attached.

Thanks for your attention to this message.

Kemper C. Stone

ATTACHMENT 6

Dong Yoo

From: kemper stone <[REDACTED]>
Sent: Friday, September 22, 2023 11:02 AM
To: Dong Yoo
Subject: 200 Coghlan

This Message Is From an External Sender

This message came from outside your organization.

My podiatrist is concerned that I've resisted wearing the post-op boot, and have focused on abating code violations instead of staying off my feet, and using a walker.

Accordingly he sent the following memo to share with you and my sister, Pauline.

I'm continuing to address the few remaining items which would have provoked a complaint, or are visible from the street and am tackling other issues that tend not to involve walking on the steep bank, heavy lifting and trip hazards.

I'd hoped for a hard copy with letterhead, etc. but here's what he sent me. For the first time in months, Kaiser's website actually performed as intended.

Message for Mr. Stone



MATTHEW DAVID JANDA DPM

To: Kemper C Stone (Viewed)
Sep 21, 2023 at 04:57:00 PM

Message body:

To whom it may concern,

Mr. Kemper Stone is a patient of mine who is currently being managed for diabetic foot ulcers. It is my medical recommendation that he stay off his feet as much as possible and minimize lifting any heavy objects. Ultimately, every time he walks more than he needs to he risk his ulcers worsening, which unfortunately sometimes results in loss of life or limb.

I have been seeing Mr. Stone since 8/29/2023. Mr. Stone has made an effort to be compliant with my medical recommendations since I met him, and for this reason he has been trying to minimize his activity which includes moving cinderblocks or doing yard work.

Sincerely,

Dr. Matthew Janda

Thanks for your attention to this message. My fantasy is that a slow drive-by may suffice, or justify an generous extension.

Pauline hopes to meet you whenever you will be inspecting the property. I'd prefer that you select a date that's two or more weeks in the future, so you'll only have to visit once, particularly because that will give me ample time to convert some of the lumber into the no-permit structures that it's intended for---replacing the flimsy old storage shed, building a deck, and installing fencing.

As you're aware, storing lumber for projects is OK if there are building permits. I would assert that storing lumber briefly for simple minor construction projects that do not require building permits should not be enforced as a violation of Code. We'd have completed construction months ago, had not Pauline been determined to keep the lumber at 8 Missouri, until we were scrambling to donate, dump the stuff that we'd kept on the 8 Missouri acreage, and which you had kindly signed off on.

Kemper

ATTACHMENT 7

Property Detail Report

For Property Located At :

200 COUGHLAN ST, VALLEJO, CA 94590-3721



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **PEARSALL TRUST**
Mailing Address: **2423 MAGNOLIA ST, OAKLAND CA 94607-2458 C003**
Vesting Codes: **// PT**

Location Information

Legal Description: **VALLEJO HEIGHTS BLOCK 13 LOT 18**
County: **SOLANO, CA** APN: **0051-173-170**
Census Tract / Block: **2517.01 / 2** Alternate APN:
Township-Range-Sect: Subdivision: **VALLEJO HEIGHTS**
Legal Book/Page: Map Reference: **134-D1 /**
Legal Lot: **18** Tract #: **13**
Legal Block: **13** School District: **VALLEJO BASIC**
Market Area: School District Name: **VALLEJO BASIC**
Neighbor Code: Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **10/05/2022 / 09/29/2022** Deed Type: **GRANT DEED**
Sale Price: 1st Mtg Document #:
Document #: **64018**

Last Market Sale Information

Recording/Sale Date: **10/04/2022 / 09/28/2022** 1st Mtg Amount/Type: **/**
Sale Price: **\$420,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **/**
Document #: **63736** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$388.89**
New Construction: Multi/Split Sale:
Title Company: **FIDELITY NATIONAL TITLE CO**
Lender:
Seller Name: **STOWE SYNTHIA**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
Prior Deed Type:

Property Characteristics

Gross Area: 1,080	Parking Type: GARAGE	Construction:
Living Area: 1,080	Garage Area: 288	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 4	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1954 /	Roof Type:	Style:
Fireplace: Y /	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning:	Acres: 0.19	County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 8,250	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

ATTACHMENT 8



































ATTACHMENT 9



10/11/2023

PEARSALL TRUST
2423 MAGNOLIA ST
OAKLAND, CA 94607-2458

NOV / CE23-0842 / 200 COGHLAN STREET / DONG M. YOO

NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE23-0842
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

You are hereby notified that a **reinspection was performed on 10/10/2023** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$409.51 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) **must be corrected by 11/19/2023 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk, plastic tarps, and debris on the entire property.
Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds, shrubs, trees, and vegetation on the property.
Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. Relocate all garbage and recycle containers out of public view.
Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE

A charge of \$409.51, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lien against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at <https://vall-trk.aspgov.com/eTRAKiT/>; under the "Violations" section, click on "Pay Fees" and follow the instructions on the screen. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number **CE23-0842** and account number **001-1503-310.36-13** on your check. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine**

Notice of Violation

Revised [07/19/2023]

amount in full, please contact Code Enforcement to discuss the option of a payment plan.

If the Code Enforcement Division manager or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 11/19/2023, the following action(s) may be taken:

Administrative Citation: 1st Citation \$283.26, 2nd Citation \$566.52, 3rd and subsequent Citations \$850.84 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



Dong M. Yoo
Senior Code Enforcement Officer
(707) 648-4389
Dong.yoo@cityofvallejo.net



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager or Designee (Manager/Designee) via the Code Enforcement Division within thirty (30) days of the effective date of the notice of violation together with a non-refundable appeal fee of \$509.23, as established by resolution by the City Council, or a request for an appeal fee waiver form.** Both forms are available online at <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567>, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.
2. Only after the completed appeal form has been submitted with the appeal fee or with an *approved* appeal fee waiver shall the Manager/Designee set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Manager/Designee received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Manager/Designee finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by certified mail of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.
5. Any documentation, other than the Notice of Violation, which the Manager/Designee has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division and submitted to the Manager/Designee within fifteen (15) days of the effective date of the notice of violation.
2. The Manager/Designee may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager/designee the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Manager/Designee shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Manager/Designee shall be final.
4. If the Manager/Designee determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Division does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name:

Certified item number 9407136105440488558990, addressed to PEARLSALL TRUST was designated Delivered, Left with Individual at 1:52 PM on October 16, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

PEARLSALL TRUST
2423 MAGNOLIA ST
OAKLAND , CA 94607
Item ID: NOV 200 COGHLAN ST CE23 042 JK

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 10

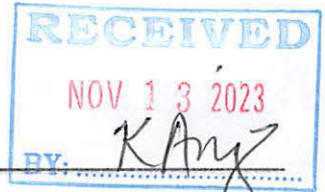


ATTACHMENT 11



CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION



555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT

THIS FORM

CASE #:

11/13/2023
CE23-0842
VA23-0116

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE

- ☒ VEHICLE CITATION (VMC CHAPTER 7.64)
☒ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)
☐ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
☐ PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
☒ OTHER: CE 51173170 CODE ENFORCEMENT

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)
(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)
(VMC = Vallejo Municipal Code)

CITATION #

DATE OF NOTICE,

VA 23-0116

10/11/2023

CE 23-0842

10/11/2023

MAN

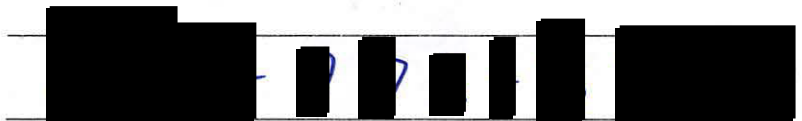
BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): KEMPER C. STONE

VIOLATION ADDRESS: 200 COGHILLAN ST.

CONTACT MAILING ADDRESS: 200 COGHILLAN ST.

CONTACT PHONE NUMBER(S)



- ☐ I HAVE SUBMITTED THE REQUIRED FEE.
(\$509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
☐ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

REVIEWED BY
WHO

REVIEWED
DATE

K. Any
[Signature]

11/13/2023
11/14/23

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

I LIVED THERE ~~FOR~~ SINCE IT WAS
PURCHASED BY MY SISTER, ABOUT A
YEAR AGO. I'M RESPONSIBLE FOR
UTILITIES, MAINTENANCE, CONSTRUCTORS
etc,
PAYING PARENTS VISITS ~ 2000/mo

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

CITY ENFORCEMENT HAS FAILED TO
PROVIDE COPIES OF COURT FINE, OR
RELEVANT PHOTOS. DUE TO YOUR INITIAL
NOTICE WAS TOO VAGUE TOO REASON.
80% OF PROPERTIES WITHIN FOUR BLOCK
ARE IN VIOLATION, AND HAVE BEEN CONTINUOUSLY
etc, GETTING CAR REGISTRATION REQUIRES
INSURANCE. USING THE CAR REQUIRES EAS.
I CAN AFFORD NOTHING, SO HAVE
PARKED IT.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

NULLIFY ALL PENALTIES,
THAT THE CITY WOULD FINE ME
HUNDREDS OF DOLLARS BECAUSE I CANT
AFFORD TO INSURE A DRIVE MY CAR.
IS OUTRAGEOUS. MUST FORCE THE
POOR TO PAY FINES PREVENTS THEM FROM
MAINTAINING THEIR HOMES.

4) ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:

I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

11-9-2023 KEMPER C. STONE Kemper C. Stone

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

TRUSTEE'S CERTIFICATION OF TRUST

The Pearsall Trust

Settlors: Anthony Pearsall and Pauline Pearsall
Trustee: Anthony Pearsall and Pauline Pearsall
Tax I.D. Number: The Settlors' Social Security numbers—available on request
Title to Assets: Anthony Pearsall and Pauline Pearsall, Trustees of the Pearsall Trust dated Dec 20, 2021

1. **Existence of Trust; Trust is Revocable:** The trust is a revocable inter vivos grantor trust. The trust is in full force and effect. Each Settlor has the power to revoke the trust as to any community property and his or her separate property.
2. **Powers of Trustee:** The attached copies of selected pages of the Pearsall Trust dated Dec 20, 2021, are true and correct copies of the original pages, and list the identity and powers of the Trustee.
3. **Signature Authority:** Either Trustee acting alone may take action on behalf of the trust with respect to personal property held in the trust. A Settlor whose separate property is held in trust may act alone as Trustee with respect to such separate property, regardless of whether the separate property is personal property or real property. No person dealing with a Trustee has any duty to obtain the consent or signature of any other then-acting Trustee with respect to such dealings.
4. **Certification is Current:** The trust has not been revoked, modified, or amended in any manner that would cause the representations in this certification to be incorrect. This certification is signed by all currently acting Trustees of the trust.
5. **Enforceability; Authority:** This certification is made pursuant to California Probate Code Section 18100.5. Any transaction entered into by a person acting in reliance on this certification shall be enforceable against the trust assets.
6. **Liability of Persons Refusing to Accept Certification:** California Probate Code Section 18100.5(h) provides that any person refusing to accept this certification shall be liable for damages, including attorney's fees, if the court determines that the person acted in bad faith.



9.10 ACCEPTANCE BY THE TRUSTEE

The Trustee hereby acknowledges receipt of the trust property referred to above, accepts the trust, and agrees to execute the same in accordance with this instrument.

Signed on Dec 20, 2021, in California.

Settlers:

Trustee:

[Signature]
ANTHONY PEARSALL

[Signature]
ANTHONY PEARSALL

[Signature]
PAULINE PEARSALL

[Signature]
PAULINE PEARSALL

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

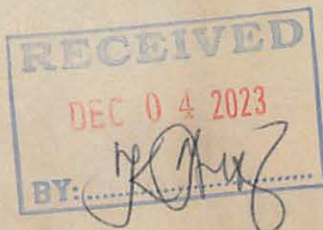
State of California)
County of ALAMEDA)

On 12/20/2021, 2021, before me, AISHA GAINES, notary public, personally appeared ANTHONY PEARSALL and PAULINE PEARSALL who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



AYOUB &
DODSON

From: Pauline Pearsall [REDACTED]
Date: December 1, 2023 at 3:24:21 PM PST
To: city.atty@cityofvallejo.net, code.enforcement@cityofvallejo.net
Cc: kemper stone [REDACTED]
Subject: Re: Who can appear at code enforcement appeal hearing?

Hello,

I am the owner of 200 Coghlan and the trustee of the Pearsall Trust.

I have given my brother, Kemper Stone responsibility for the property, and for dealing with Code Enforcement, specifically appealing the fine and finding, and the original citation, per my phone message to Code Enforcement

- Pauline Pearsall



ATTACHMENT 12



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

December 5, 2023

PEARSALL TRUST
C/O KEMPER STONE
200 COGHLAN ST
VALLEJO, CA 94590

RHN / CE23-0842 VA23-0116 / 200 COGHLAN STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-0842 & VA23-0116
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION (CE23-0842) AND FIRST ADMINISTRATIVE CITATION (VA23-0116)** on **THURSDAY, JANUARY 25, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **200 COGHLAN STREET, Vallejo, California**.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name: PEARSALL TRUST

Certified item number 9407136105442813021704, addressed to C/O KEMPER STONE was designated Delivered, Left with Individual at 2:17 PM on December 08, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

C/O KEMPER STONE PEARSALL TRUST 200 COGHLAN ST VALLEJO, CA 94590 Reference #: RHN CE23 0842 VA23 0116 200 COGHLAN SV Item ID: RHN CE23 0842 VA23 0116 200 COGHLAN SV

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 13



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

January 25, 2024

PEARSALL TRUST
C/O KEMPER STONE
200 COGHLAN ST
VALLEJO, CA 94590

RHN / CE23-0842 VA23-0116 / 200 COGHLAN STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-0842 & VA23-0116
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION (CE23-0842) AND FIRST ADMINISTRATIVE CITATION (VA23-0116)** on **THURSDAY, FEBRUARY 22, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **200 COGHLAN STREET, Vallejo, California**.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dong Yoo", is written over a horizontal line.

Dong Yoo
Code Enforcement Manager



Proof of Delivery (Electronic)

Date: 1/29/2024

Client Name: C/O KEMPER STONE

Certified item number 9407136208551219110151, addressed to PEARSALL TRUST was designated Delivered, Left with Individual at 4:23 PM on January 29, 2024.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

PEARSALL TRUST C/O KEMPER STONE 200 COGHLAN ST VALLEJO, CA 94590 Reference #: RHN CE23 0842 VA23 0116 200 COGHLAN ST SV Item ID: RHN CE23 0842 VA23 0116 200 COGHLAN ST SV

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.



Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4469

**STAFF REPORT
CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD**

ITEM NO. 10 C

DATE OF HEARING: February 22, 2024
CASE NUMBER: VA23-0116
LOCATION: 200 COGHLAN STREET / APN: 0051-173-170
**APPELLANT/
PROPERTY OWNER:** Pearsall Trust
PREPARED BY: Sophia Valenti, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF
FIRST ADMINISTRATIVE CITATION #VA23-0116

Violation(s):

Vallejo Municipal Code Sections:

7.64.010 Prohibits abandoned, wrecked, dismantled, unregistered or inoperative vehicle, or part thereof, on private or public property.

8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicle from the back yard area and park on a paved surface or on the street or remove vehicle from the property.

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the First Administrative Citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code (VMC) sections 7.64.010 and 8.24.010 R.

BACKGROUND

On August 16, 2023, Code Enforcement received a complaint of debris on the property. Senior Code Enforcement Officer Dong Yoo conducted an initial inspection of the property on August 22, 2023 and took photographs from the public right-of-way. (See **Attachment A.**) The photos depict an unregistered vehicle parked in the front yard with junk and debris on top of the vehicle and in the front side yard, in violation of VMC Sections 7.64.010 and 8.24.010 R.

On August 23, 2023, Senior Code Officer Yoo verified property ownership on RealQuest and sent an Administrative Notice of the violations to the property owner by regular and certified U.S. mail and to the tenant by regular U.S. mail. (See **Attachment B.**) The Administrative Notice gave a deadline of September 24, 2023 by which to remediate the violations.

On October 3, 2023, after the deadline had passed, Senior Code Officer Yoo reinspected the property and found that the inoperative vehicle was still there. He contacted the tenant on site and advised him of the continued violation. The tenant responded that he would have the vehicle removed in a couple of days' time.

On October 10, 2023, Senior Code Officer Yoo reinspected the property and documented the inoperative vehicle was still parked on the unpaved front yard area and had its hood up. On that same day, Senior Code Officer Yoo received an email from the tenant who stated the vehicle was parked on pavers that were covered by dirt and leaves and provided inconclusive photos showing pavers in the front yard in front of the vehicle (but not under the vehicle). (See **Attachment C.**)

On October 11, 2023, Senior Code Officer Yoo issued a First Administrative Citation via regular and certified mail to the property owner and via regular mail to the tenant regarding the violations. (See **Attachment D.**)

See On November 2, 2023, Code Officer Sophia Valenti posted a copy of the First Administrative Citation on the mailbox of the property. (See **Attachment E.**)

The appeal request form was submitted by the tenant on behalf of the property owner on November 13, 2023. A fee waiver was requested at the same time. On December 5, 2023, Code Manager Yoo granted the fee waiver (see **Attachment F**) and mailed the Hearing Notice on December 5, 2023 via regular and certified mail to the property owner in care of the tenant at the 200 Coghlan Street address. (See **Attachment G.**)

It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative Citation and related fines and direct that the property owner and the tenant bring the property into compliance within 30 days from the date of this hearing to avoid additional citations and/or further enforcement action.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
8/22/2023	Initial Inspection	Dong Yoo
10/4/2023	Re-inspection	Dong Yoo
10/10/23	Re-inspection	Dong Yoo
11/2/2023	First Administrative Citation Posted	Sophia Valenti

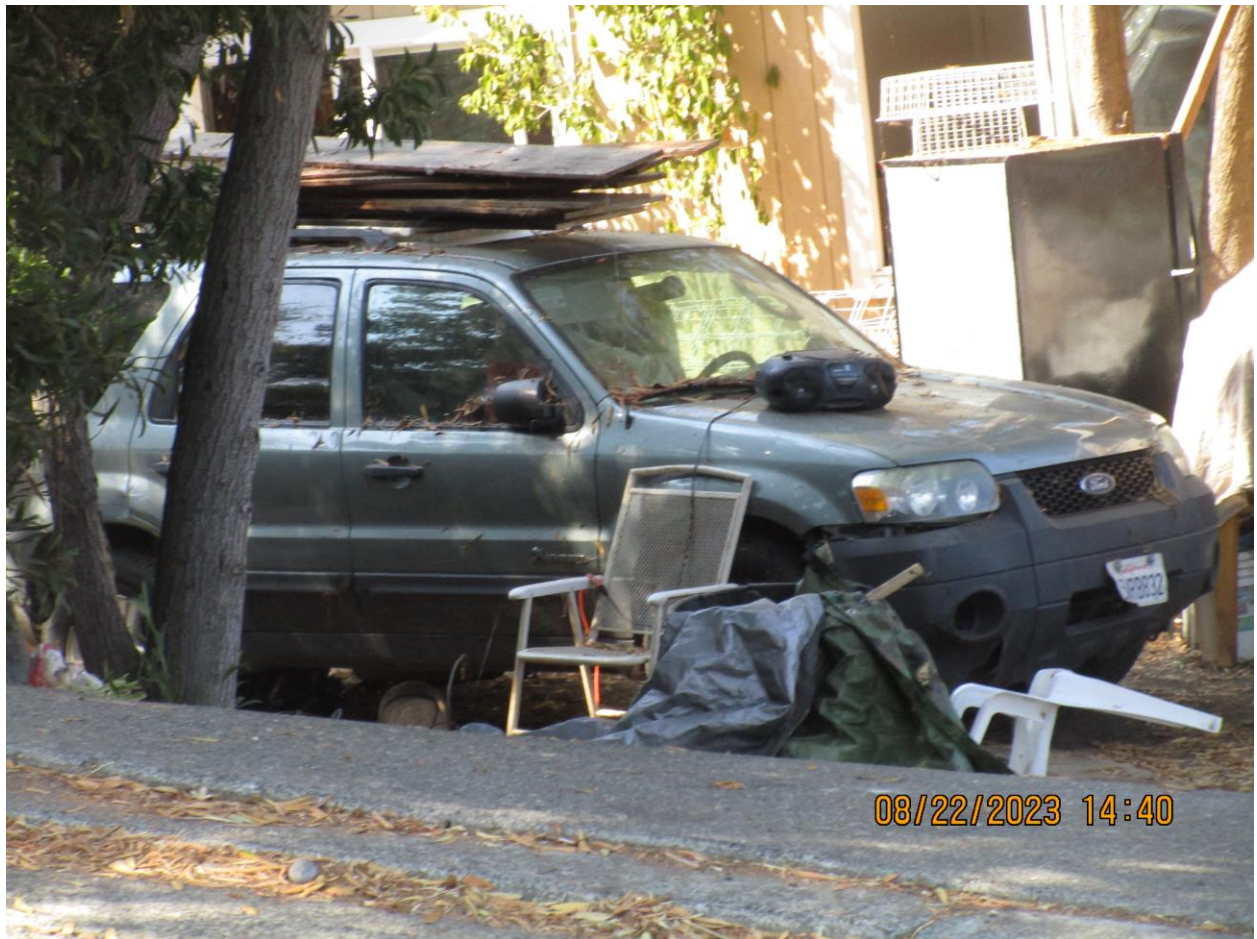
ATTACHMENTS

1. Initial Inspection photos dated 8/22/2023.
2. RealQuest Report dated 8/23/2023
3. Administrative Notice issued 8/23/2023
4. Email from Kemper Stone dated 10/11/2023
5. RealQuest Report dated 10/11/2023
6. Re-inspection photos dated 10/10/2023
7. First Administrative Citation issued 10/11/2023
8. First Administrative Citation Posting dated 11/2/2023
9. Appeal Hearing Application dated 11/13/2023
10. Hearing Notice mailed to the property owner and tenant 12/05/2023
11. Rescheduled Hearing Notice mailed to the property owner and tenant 1/25/2024

ATTACHMENT 1



















ATTACHMENT 2

Property Detail Report

For Property Located At :

200 COUGHLAN ST, VALLEJO, CA 94590-3721



CoreLogic

RealQuest Professional

Owner Information

Owner Name: PEARSALL TRUST
Mailing Address: 2423 MAGNOLIA ST, OAKLAND CA 94607-2458 C003
Vesting Codes: // PT

Location Information

Legal Description: VALLEJO HEIGHTS BLOCK 13 LOT 18
County: SOLANO, CA APN: 0051-173-170
Census Tract / Block: 2517.01 / 2 Alternate APN:
Township-Range-Sect: Subdivision: VALLEJO HEIGHTS
Legal Book/Page: Map Reference: 134-D1 /
Legal Lot: 18 Tract #: VALLEJO BASIC
Legal Block: 13 School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: 10/05/2022 / 09/29/2022 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 64018

Last Market Sale Information

Recording/Sale Date: 10/04/2022 / 09/28/2022 1st Mtg Amount/Type: /
Sale Price: \$420,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 63736 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$388.89
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE CO
Lender:
Seller Name: STOWE SYNTHIA

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type:

Property Characteristics

Gross Area:	1,080	Parking Type:	GARAGE	Construction:	
Living Area:	1,080	Garage Area:	288	Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 /	Roof Type:		Style:	
Fireplace:	Y /	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning: Acres: 0.19 County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 8,250 Lot Width/Depth: x State Use:
Land Use: SFR Res/Comm Units: / Water Type:
Site Influence: Sewer Type:

ATTACHMENT 3



8/23/2023

PEARSALL TRUST
2423 MAGNOLIA ST
OAKLAND, CA 94607-2458

WN / VA23-0116 / 200 COGHLAN STREET / DONG M. YOO

ADMINISTRATIVE NOTICE - WARNING

Sent via certified mail to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: VA23-0116
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 8/22/2023** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.64.010 Prohibits abandoned, wrecked, dismantled, unregistered or inoperative vehicle, or part thereof, on private or public property. A "non-op" status with the DMV is still in violation of this ordinance. Remove all inoperative and/or unregistered vehicles from the property.

Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicle from the back yard area and park on a paved surface or on the street or remove vehicle from the property.

The purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 9/24/2023 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$283.26 fine, as established by resolution by the City Council, per violation, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: \$566.52, 3rd and subsequent Citations: \$850.84 - *per violation, per day that each*

violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,



Dong M. Yoo

Senior Code Enforcement Officer

(707) 648-4389

Dong.yoo@cityofvallejo.net



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name:

Certified item number 9407136105440266833127, addressed to PEARSALL TRUST was designated Delivered, Front Desk/Reception/Mail Room at 2:33 PM on August 28, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

PEARSALL TRUST
2423 MAGNOLA ST
OAKLAND, CA 94607
Item ID: WN 200 COGHLAN ST VA23 0116 DY

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 4

ATTACHMENT 5

Property Detail Report

For Property Located At :

200 COUGHLAN ST, VALLEJO, CA 94590-3721



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **PEARSALL TRUST**
Mailing Address: **2423 MAGNOLIA ST, OAKLAND CA 94607-2458 C003**
Vesting Codes: **// PT**

Location Information

Legal Description: **VALLEJO HEIGHTS BLOCK 13 LOT 18**
County: **SOLANO, CA** APN: **0051-173-170**
Census Tract / Block: **2517.01 / 2** Alternate APN:
Township-Range-Sect: Subdivision: **VALLEJO HEIGHTS**
Legal Book/Page: Map Reference: **134-D1 /**
Legal Lot: **18** Tract #: **134-D1 /**
Legal Block: **13** School District: **VALLEJO BASIC**
Market Area: School District Name: **VALLEJO BASIC**
Neighbor Code: Munic/Township: **VALLEJO**

Owner Transfer Information

Recording/Sale Date: **10/05/2022 / 09/29/2022** Deed Type: **GRANT DEED**
Sale Price: 1st Mtg Document #:
Document #: **64018**

Last Market Sale Information

Recording/Sale Date: **10/04/2022 / 09/28/2022** 1st Mtg Amount/Type: **/**
Sale Price: **\$420,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **/**
Document #: **63736** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$388.89**
New Construction: Multi/Split Sale:
Title Company: **FIDELITY NATIONAL TITLE CO**
Lender:
Seller Name: **STOWE SYNTHIA**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
Prior Deed Type:

Property Characteristics

Gross Area: 1,080	Parking Type: GARAGE	Construction:
Living Area: 1,080	Garage Area: 288	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 4	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1954 /	Roof Type:	Style: AVERAGE
Fireplace: Y /	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning:	Acres: 0.19	County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 8,250	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

ATTACHMENT 6



































ATTACHMENT 7

Administrative Citation

☐ 1st Citation☐ 2nd Citation☐ 3rd Citation☐ 4th Citation☐ 5th Citation

PERSON CITED:

PEARSALL TRUST

CASE #: VA23-0116

VIOLATION ADDRESS:

200 COGHLAN STREET

PARCEL #:

0051173170

MAILING ADDRESS:

''

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 11/19/2023. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
[QUANTITY]	
	(see reverse side for payment and appeal instructions)

Date and time violation was observed:

Citation Date:

Issuing Officer: DONG M. YOO

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$283.26, Second Citation \$566.52, Third and subsequent citations \$850.84.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$503.93 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office or by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit <https://vall-trk.aspgov.com/eTRAKiT/> and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo – Account No. 001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. **If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name:

Certified item number 9407136105440488642521, addressed to PEARSALL TRUST was designated Delivered, Left with Individual at 1:52 PM on October 16, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

PEARSALL TRUST
2423 MAGNOLIA STREET
OAKLAND, CA 94607
Item ID: VA 200 COGHLAN ST VA23 0116A JK

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

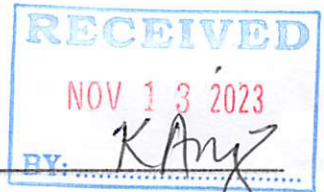
ATTACHMENT 8



ATTACHMENT 9



CITY OF VALLEJO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION



555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT

THIS FORM

CASE #:

11/13/2023
CE23-0842
VA23-0116

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE

- ☒ VEHICLE CITATION (VMC CHAPTER 7.64)
☒ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)
☐ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
☐ PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
☒ OTHER: CE 51173170 CODE ENFORCEMENT

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)
(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)
(VMC = Vallejo Municipal Code)

CITATION #

DATE OF NOTICE,

VA 23-0116
CE 23-0842

10/11/2023
10/11/2023

MENT

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): KEMPER C. STONE

VIOLATION ADDRESS: 200 COGHLIN ST.

CONTACT MAILING ADDRESS: 200 COGHLIN ST.

CONTACT PHONE NUMBER(S)



- ☐ I HAVE SUBMITTED THE REQUIRED FEE.
(\$509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
☐ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

REVIEWED BY
WHO

REVIEWED
DATE

K. Any
[Signature]

11/13/2023
11/14/23

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

I LIVED THERE ~~FOR~~ SINCE IT WAS
PURCHASED BY MY SISTER, ABOUT A
YEAR AGO. I'M RESPONSIBLE FOR
UTILITIES, MAINTENANCE, CONSTRUCTORS
etc.
PAULINE PLEASE VISIT ~ DAVE/MARYA

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

CITY ENFORCEMENT HAS FAILED TO
PROVIDE COPIES OF COURT FILE, OR
RELEVANT PHOTOS. DAVEY TOWN'S INITIAL
NOTICE WAS TOO VAGUE TOO REMOVED.
80% OF PROPERTIES WITHIN FOUR BLOCK
ARE IN VIOLATION, AND HAVE BEEN CONTINUOUSLY
etc. GETTING CAR REGISTRATION REQUIRES
INSURANCE. USING THE CAR REGISTRATION
I CAN AFFORD NOTHING, SO HAVE
PARKED IT.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

NULLIFY ALL PENALTIES,
THAT THE CITY WOULD FINE ME
HUNDREDS OF DOLLARS BECAUSE I CAN'T
AFFORD TO INSURE & DRIVE MY CAR.
IS OUTRAGEOUS. MUST FORCE THE
POLICE TO PAY FINES PREVENTS THEM FROM
MAINTAINING "THEIR" TUNTS.

4) ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:

I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

11-9-2023 KEMPER C. STONE Kemper C. Stone

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

TRUSTEE'S CERTIFICATION OF TRUST

The Pearsall Trust

Settlers: Anthony Pearsall and Pauline Pearsall
Trustee: Anthony Pearsall and Pauline Pearsall
Tax I.D. Number: The Settlers' Social Security numbers—available on request
Title to Assets: Anthony Pearsall and Pauline Pearsall, Trustees of the Pearsall Trust dated Dec 20, 2021

1. **Existence of Trust; Trust is Revocable:** The trust is a revocable inter vivos grantor trust. The trust is in full force and effect. Each Settlor has the power to revoke the trust as to any community property and his or her separate property.
2. **Powers of Trustee:** The attached copies of selected pages of the Pearsall Trust dated Dec 20, 2021, are true and correct copies of the original pages, and list the identity and powers of the Trustee.
3. **Signature Authority:** Either Trustee acting alone may take action on behalf of the trust with respect to personal property held in the trust. A Settlor whose separate property is held in trust may act alone as Trustee with respect to such separate property, regardless of whether the separate property is personal property or real property. No person dealing with a Trustee has any duty to obtain the consent or signature of any other then-acting Trustee with respect to such dealings.
4. **Certification is Current:** The trust has not been revoked, modified, or amended in any manner that would cause the representations in this certification to be incorrect. This certification is signed by all currently acting Trustees of the trust.
5. **Enforceability; Authority:** This certification is made pursuant to California Probate Code Section 18100.5. Any transaction entered into by a person acting in reliance on this certification shall be enforceable against the trust assets.
6. **Liability of Persons Refusing to Accept Certification:** California Probate Code Section 18100.5(h) provides that any person refusing to accept this certification shall be liable for damages, including attorney's fees, if the court determines that the person acted in bad faith.



9.10 ACCEPTANCE BY THE TRUSTEE

The Trustee hereby acknowledges receipt of the trust property referred to above, accepts the trust, and agrees to execute the same in accordance with this instrument.

Signed on Dec 20, 2021, in California.

Settlers:

Trustee:

[Signature]
ANTHONY PEARSALL

[Signature]
ANTHONY PEARSALL

[Signature]
PAULINE PEARSALL

[Signature]
PAULINE PEARSALL

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

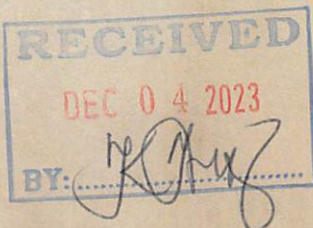
County of ALAMEDA)

On 12/20/2021, 2021, before me, AISHA GAINES, notary public, personally appeared ANTHONY PEARSALL and PAULINE PEARSALL who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



AYOUB &
DODSON

From: Pauline Pearsall [REDACTED]
Date: December 1, 2023 at 3:24:21 PM PST
To: city.atty@cityofvallejo.net, code.enforcement@cityofvallejo.net
Cc: kemper stone [REDACTED]
Subject: Re: Who can appear at code enforcement appeal hearing?

Hello,

I am the owner of 200 Coghlan and the trustee of the Pearsall Trust.

I have given my brother, Kemper Stone responsibility for the property, and for dealing with Code Enforcement, specifically appealing the fine and finding, and the original citation, per my phone message to Code Enforcement

- Pauline Pearsall



ATTACHMENT 10



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

December 5, 2023

PEARSALL TRUST
C/O KEMPER STONE
200 COGHLAN ST
VALLEJO, CA 94590

RHN / CE23-0842 VA23-0116 / 200 COGHLAN STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-0842 & VA23-0116
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION (CE23-0842) AND FIRST ADMINISTRATIVE CITATION (VA23-0116)** on **THURSDAY, JANUARY 25, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **200 COGHLAN STREET, Vallejo, California**.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager



Proof of Delivery (Electronic)

Date: 1/22/2024

Client Name: PEARSALL TRUST

Certified item number 9407136105442813021704, addressed to C/O KEMPER STONE was designated Delivered, Left with Individual at 2:17 PM on December 08, 2023.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

C/O KEMPER STONE PEARSALL TRUST 200 COGHLAN ST VALLEJO, CA 94590 Reference #: RHN CE23 0842 VA23 0116 200 COGHLAN SV Item ID: RHN CE23 0842 VA23 0116 200 COGHLAN SV

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.

ATTACHMENT 11



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

January 25, 2024

PEARSALL TRUST
C/O KEMPER STONE
200 COGHLAN ST
VALLEJO, CA 94590

RHN / CE23-0842 VA23-0116 / 200 COGHLAN STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE23-0842 & VA23-0116
PARCEL NO.: 0051173170
LOCATION: 200 COGHLAN STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION (CE23-0842) AND FIRST ADMINISTRATIVE CITATION (VA23-0116)** on **THURSDAY, FEBRUARY 22, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **200 COGHLAN STREET, Vallejo, California**.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

A blue ink signature of Dong Yoo, written in a cursive style.

Dong Yoo
Code Enforcement Manager



Proof of Delivery (Electronic)

Date: 1/29/2024

Client Name: C/O KEMPER STONE

Certified item number 9407136208551219110151, addressed to PEARSALL TRUST was designated Delivered, Left with Individual at 4:23 PM on January 29, 2024.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

PEARSALL TRUST C/O KEMPER STONE 200 COGHLAN ST VALLEJO, CA 94590 Reference #: RHN CE23 0842 VA23 0116 200 COGHLAN ST SV Item ID: RHN CE23 0842 VA23 0116 200 COGHLAN ST SV

The above information is for the sole use of SimpleCertifiedMail.com clients and represents information provided by the United States Postal Service.